

LEGAL DESCRIPTION

DESCRIPTION OF A PARCEL LOCATED IN THE VILLAGE OF IRVINGTON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER, STATE OF NEW YORK

ALL that certain piece or parcel of land situate, lying and being located in the Village of Irvington, Town of Greenburgh, County of Westchester, State of New York and being designated as lots 1, 2, 3, 4, 5, 6, 16, 17, 18 and 19 along with portions lots 20, 21, 22, 23 and 24 and a portion of the twenty foot right of way as it lies in front of and adjoining the above numbered lots 1, 2, 3, 4, 5, and 6 all shown on a map entitled "Subdivision map of property belonging to the Spiro Park Realty Corp." dated Sept. 25, 1925 and filed Nov. 9, 1925 as County Clerk Map No. 2921 along with a portion of Lot 1 as shown on a map entitled "Map of Property belonging to National Ignition Company" dated Sept. 10, 1920 and filed Dec. 18, 1920 as Map Vol. 52, page 15; said total parcel also being known as Section 4, Sheet 74, Block 230, Lots 1 through 6 inclusive, Lots 16 through 24 inclusive and a portion of Section 4, Sheet 7, Lot P-58.

Beginning at a point formed by the division line between Lots 15 and 16 and the westerly side of South Buckhout Street formerly known as South "B" Street as shown on said filed map No. 2921;

thence from said point of beginning west along the division line between said Lots 15 and 16, N. 69°04'00" W. a distance of 76.35 feet to a point on the easterly side of property now or formerly Rancio, LLC;

thence northerly along the division line between Lots 16 through 19 inclusive and said lands now or formerly Rancio, LLC, a distance of 35.55 feet along a non tangent curve to the left, having a radius of 5301.00 feet, a central angle of 0°10'21.4", a chord bearing of N. 22°19'42" E. and 95.95 feet to the northeast corner of said lands now or formerly Rancio, LLC;

thence westerly along the division line between Lot 6 as shown on said filed map and lands now or formerly Rancio, LLC, N. 68°12'00" W., a distance of 105.00 feet to the easterly side of lands now or formerly New York Central Railroad (Hudson River Division);

thence northerly along the division line between said lands now or formerly N.Y. Central Railroad and a 20-foot wide right-of-way as shown on said filed Map No. 2921, a distance of 143.39 feet along a non tangent curve to the left, having a radius of 5,196.00 feet, a central angle of 0°13'43.3", a chord bearing of N. 21° 01'02" E. and 143.40 feet;

thence along the easterly side of said N.Y. Central Railroad N. 69°46'45" W., a distance of 7.00 feet;

thence northerly along the easterly side of said N.Y. Central Railroad, a distance of 5.05 feet along a non tangent curve to the left, having a radius of 5189.00 feet, a central angle of 0°00'32.1", a chord bearing of N. 20°11'35" E. and 5.05 feet to the southwest corner of lands now or formerly Bert Realty 1 LLC;

thence easterly along the southerly side of said lands now or formerly Bert Realty 1 LLC, S. 72°19'00" E., a distance of 28.12 feet to concrete block steps which wrap around a 2 story concrete block building;

thence along the outer face of said concrete block steps the following courses and distances:

N. 25°03'56" E., a distance of 6.92 feet;

thence S. 69°23'18" E., a distance of 13.97 feet;

thence S. 21°52'54" W., a distance of 2.87 feet to the face of a 2 story concrete block building;

thence along the face of said 2 story concrete block building S. 68°07'06" E., a distance of 44.93 feet to a point in the division line between said lands now or formerly Bert Realty 1 LLC and Lot 1 as shown on said filed Map Volume 52 Page 15;

thence along said division line between Lot 1 and lands now or formerly Bert Realty 1 LLC, S. 72°19'00" E., a distance of 28.89 feet;

thence along the division line between lots 1 and 25 S. 22°54'20" W., a distance of 27.53 feet to the southwest corner of said Lot 25 as shown on said filed Map No. 2921;

thence along the division line between lots 24 and 25, S. 69°04'00" E., a distance of 102.35 feet to a point in the westerly side of lands now or formerly the Village of Irvington;

thence along said westerly side of lands now or formerly the Village of Irvington, S. 43°30'00" W., a distance of 37.60 feet;

thence southerly along said westerly side of lands now or formerly the Village of Irvington, a distance of 94.63 feet along a tangent curve to the left having a radius of 240.00 feet, a central angle of 22°54'03", a chord bearing of S. 32°13'01" W. and 93.92 feet to a point in the division line between the westerly side of South Buckhout Street formerly known as South "B" Street and Lot 19 as shown on said filed Map No. 2921;

thence along the division line between lots 19 through 16 inclusive and the westerly side of South Buckhout Street formerly known as South "B" Street, S. 20°56'00" W., a distance of 98.19 feet to the southeasterly corner of lot 16 as shown on said filed Map No. 2921, the point and place of beginning.

Containing 34,498 square feet or 0.7920 acres, more or less.

TOGETHER WITH A VARYING WIDTH INGRESS AND EGRESS EASEMENT:

ALL that certain piece or parcel of land situate, lying and being located in the Village of Irvington, Town of Greenburgh, County of Westchester, State of New York and being designated as lots 1 & 2 as shown on a map entitled "Map of Property belonging to National Ignition Company" dated Sept. 10, 1920 and filed Dec. 18, 1920 as County Clerk Map Volume 52 Page 15.

Beginning at the division line between lots 1 and 25 as shown on a map entitled "Subdivision map of property belonging to the Spiro Park Realty Corp." dated Sept. 1925 and filed Nov. 9, 1925 as County Clerk Map No. 2921 and the southern property line of Parcel 1 as shown on filed Map Volume 52 Page 15.

thence along the southern property line of said Parcel 1 as shown on filed Map Volume 52 Page 15, N. 72°19'00" W., a distance of 28.89 feet to the face of a 2 story concrete block building;

thence along the face of said 2 story concrete block building N. 68°07'06" W., a distance of 44.93 feet to the outside face of concrete block steps which wrap around said 2 story concrete block building;

thence along the outer face of said concrete block steps the following courses and distances:

N. 21°52'54" E., a distance of 2.87 feet;

thence N. 69°23'18" W., a distance of 13.97 feet;

thence S. 25°03'56" W., a distance of 6.92 feet to the southern property line of Parcel 1 as shown on filed Map Volume 52 Page 15;

thence along said property line N. 72°19'00" W., a distance of 28.12 feet to the southwestern corner of said Parcel 1, said corner being on the division line between said Parcel 1 and the New York Central Railroad (Hudson River Division);

thence northerly along said division line a distance of 20.02 feet along a non tangent curve to the left, having a radius of 5189.00 feet, a central angle of 0°01'31.6", a chord bearing of N. 20° 03'16" E. and 20.02 feet;

thence over and through said Parcels 1 & 2 as shown on filed Map Volume 52 Page 15 S. 72°19'00" E., a distance of 232.37 feet to a point;

thence S. 17°41'00" W., a distance of 20.00 feet to the southern property line of said Parcel 1;

thence along said southern property line N. 72°19'00" W., a distance of 115.76 feet to the division line between Lots 1 and 25 as shown on a map entitled "Subdivision map of property belonging to the Spiro Park Realty Corp." dated Sept. 1925 and filed Nov. 9, 1925 as County Clerk Map No. 2921 and the southern property line of Parcel 1 as shown on filed Map Volume 52 Page 15, the point and place of beginning.

Containing 4,490 square feet or 0.1031 acres, more or less.

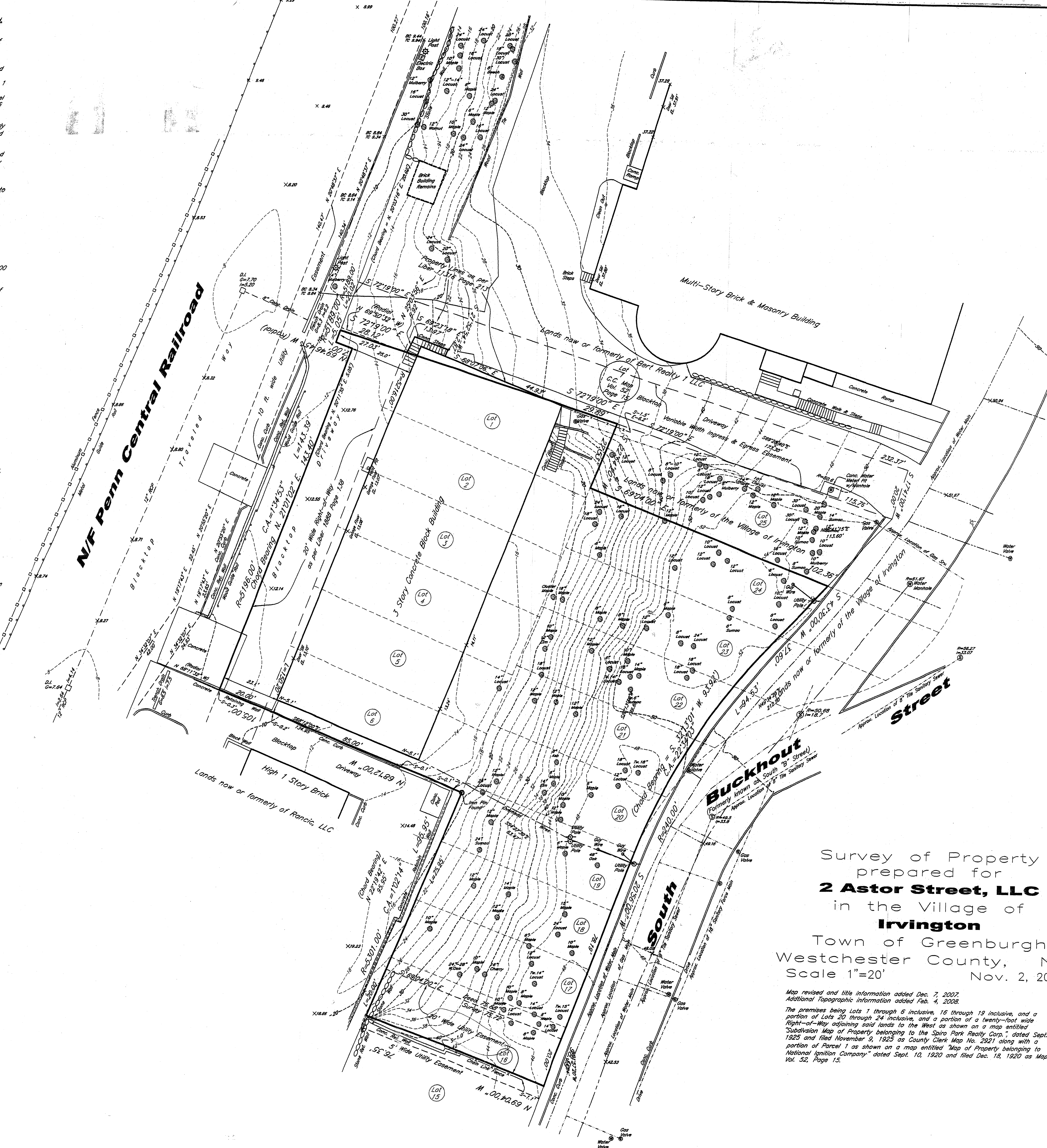
Subsurface structures shown hereon in accordance with visible surface evidence. Location of subsurface structures and their encroachments, if any exist, are not certified.

Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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TITLE REPORT EXCEPTIONS

EXHIBIT A - LIBER 1307 PAGE 208, 1309/116 & 1317/238, - DOES NOT AFFECTS SUBJECT PROPERTY SEWER EASEMENT

Creates a sewer easement that does not affect the property shown hereon.

EXHIBIT B - LIBER 1888 PAGE 138 - AFFECTS SUBJECT PROPERTY RIGHT OF WAY EASEMENT

Creates a 20 foot wide ingress and egress easement over the western part of the subject property as shown hereon.

EXHIBIT C - LIBER 2753 PAGE 141 & 2772/339 - DOES NOT AFFECT SUBJECT PROPERTY UTILITY EASEMENTS

Creates utility easements under the streets shown on a map entitled "Subdivision Map of Property belonging to the Spiro Park Realty Corp." dated Sept. 1925 and filed Nov. 9, 1925 as C.C. map No. 2921.

EXHIBIT D - LIBER 2959 PAGE 247 - DOES NOT AFFECT SUBJECT PROPERTY WATER EASEMENT

Creates water easements under the streets shown on a map entitled "Subdivision Map of Property belonging to the Spiro Park Realty Corp." dated Sept. 1925 and filed Nov. 9, 1925 as C.C. map No. 2921.

EXHIBIT E - COUNTY CLERK MAP No. 2921 - AFFECTS SUBJECT PROPERTY RIGHT OF WAY EASEMENT

Depicts a 20 foot wide ingress and egress easement over the western part of the subject property as shown hereon.

EXHIBIT F - CONTROL No.: 422680133 - AFFECTS SUBJECT PROPERTY WATER AND SEWER EASEMENT AGREEMENT

Creates a 20 foot wide water and sewer easement over the southern 20 feet of lot 16 as shown on a map entitled "Subdivision Map of Property belonging to the Spiro Park Realty Corp." dated Sept. 1925 and filed Nov. 9, 1925 as C.C. map No. 2921.

Survey of Property prepared for
2 Astor Street, LLC
in the Village of
Irvington
Town of Greenburgh
Westchester County, N.Y.
Scale 1"=20'
Nov. 2, 2007

Map revised and title information added Dec. 7, 2007.
Additional Topographic information added Feb. 4, 2008.

The premises being Lots 1 through 6 inclusive, 16 through 19 inclusive, and a portion of Lots 20 through 24 inclusive, and a portion of a twenty-foot wide Right-of-Way adjoining said lands to the West as shown on a map entitled "Subdivision Map of Property belonging to the Spiro Park Realty Corp." dated Sept. 1925 and filed November 9, 1925 as County Clerk Map No. 2921 along with a portion of Parcel 1 as shown on a map entitled "Map of Property belonging to National Ignition Company" dated Sept. 10, 1920 and filed Dec. 18, 1920 as Map Vol. 52, Page 15.

J. W. Willard, pres.
Ward Carpenter Engineers, Inc.
76 Mamaronck Avenue
White Plains, N.Y. 10601

- 1) THIS IS NOT A BOUNDARY SURVEY PROPERTY LINES SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE BASE UPON MAP REFERENCE 1.
- 2) SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO SOUTH BUCKOUT STREET.
- 3) SUBJECT TO EASEMENTS AND RIGHTS OF WAYS AFFECTING SUBJECT PARCEL, IF ANY.
- 4) SUBJECT TO ANY STATEMENT OF FACTS THAT MAY BE CONTAINED IN AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT.
- 5) LOCATION OF UNDERGROUND UTILITIES BASE UPON MAP REFERENCE 1.

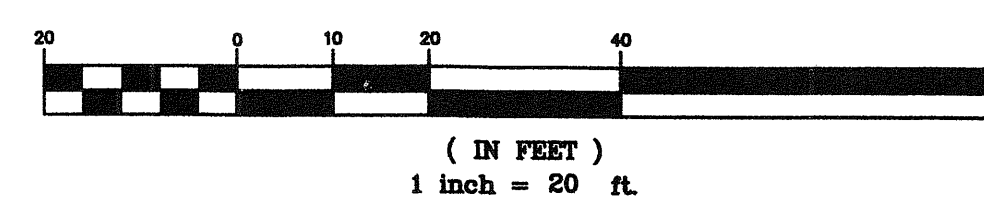
- 1) CONTOUR INTERVAL SHOWN IS 2'
- 2) MAPPING DATUM IS ASSUMED.
- 3) TOPOGRAPHY IS BASED UPON MAP REFERENCE 1.

1) "SURVEY OF PROPERTY FOR 2 ASTOR STREET LLC" PREPARED BY WARD CARPENTER ENGINEERS INC., DATED 11/2/2007, WITH THER LATEST REVISION DATE BEING 2/4/2008.



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| ● | DENOTES IRON ROD SET (IRS) |
| ○ | " " PROPERTY ANGLE |
| ⊙ | " " IRON PIPE (IPF) OR IRON ROD (IRF) FOUND |
| ⊞ | " " CONCRETE MONUMENT (MON) |
| ⬤ | " " TREES AND SHRUBS |
| ⌚ ——— | " " UTILITY POLE AND OVERHEAD UTILITY |
| ⌚ ——— | " " UNDERGROUND GAS LINES |
| ⌚ ——— | " " UNDERGROUND SANITARY SEWER LINES |
| ⌚ ——— | " " UNDERGROUND WATER LINES |
| ——— X ——— | " " WIRE FENCE |
| ○○○○○○○○○○ | " " STONE WALL |

GRAPHIC SCALE

[illegible]

SKETCH PLAN

SHEET 1 OF 1